

**MINUTES  
OF THE JOINT MEETING OF THE  
EDINA HOUSING AND REDEVELOPMENT AUTHORITY  
HELD AT CITY HALL  
SEPTEMBER 21, 1999 - 7:00 P.M.**

**ROLLCALL** Answering rollcall were Commissioner Faust, Hovland, Johnson, and Chair Maetzold. Commissioner Kelly entered the meeting at 7:10 P.M.

**CONSENT AGENDA ITEMS APPROVED** Motion made by Commissioner Hovland and seconded by Commissioner Johnson approving the Consent Agenda as presented.

Rollcall:

Ayes: Faust, Hovland, Johnson, Maetzold

Motion carried.

**\*MINUTES OF THE REGULAR MEETING OF THE EDINA HOUSING AND REDEVELOPMENT AUTHORITY FOR SEPTEMBER 7, 1999, APPROVED** Motion made by Commissioner Hovland and seconded by Commissioner Johnson approving the Minutes of the September 7, 1999, Regular Meeting of the Edina Housing and Redevelopment Authority.

Motion carried on rollcall vote - four ayes.

**PROPOSALS PRESENTED FOR KUNZ/LEWIS SITE** Chair Maetzold explained that eleven proposals have been received for development of the Kunz/Lewis site and other related properties. The HRA evaluated the eleven proposals and .based on the following criteria:

1. the ability to plan and complete the project
2. the financial capability to undertake the project
3. a record of accomplishments with respect to other projects
4. the capability of the project with the neighborhood
5. the proposals responsiveness to the HRA goals
6. adequate compensation to the HRA for their investment
7. the ability to promptly execute the project
8. the comprehensive nature of the proposal

Chair Maetzold said the HRA would narrow the field of proposers and to set a meeting in the near future allowing each finalist time to present their proposal and allow the HRA time to ask questions.

Chair Maetzold disclosed that one proposer banks with his employer. After explaining the situation to Attorney Gilligan, it was decided there did not seem to be a conflict of interest.

Commissioner Kelly disclosed that one of the proposers uses the firm he is with for counsel. Attorney Gilligan said if the proposer were to end up being a finalist, that firm could be their counsel and the issue may need to be examined at that time.

Following Council deliberation, the proposers chosen as finalists were; 1) Frauenshuh/Edenmoor, 2) REC, Inc., Ron Clark Construction, Opus/Grandview Square, 3) Stuart Companies/The Residences at Grandview, 4) G. Haugland Company/Marriott, and 5) Laukka Development, Jerry's Enterprises/Eden Village

Chair Maetzold noted receipt of a letter from David R. Cramer, Senior Administrative Manager for Hennepin County Library Association, establishing criteria needing to be incorporated into any proposal that might be selected. The letter asked staff to forward the letter to the five finalists.

Director Hughes suggested the five proposers be invited to a work session. Staff would explain they would have a 20 minutes to present an overview of their proposal followed by a 10 minute question/answer session. The proposers would be encouraged to focus on their financing plans.

Following a brief discussion, **Commissioner Hovland made a motion setting September 28, 1999, at 5:30 P.M. for the designated five finalists, 1) Frauenshuh/Edenmoor, 2) REC, Inc., Ron Clark Construction, Opus/Grandview Square, 3) Stuart Companies/The Residences at Grandview, 4) G. Haugland Company/Marriott, and 5) Laukka Development, Jerry's Enterprises/Eden Village to make their presentations before the Council and answer questions.**

Commissioner Faust seconded the motion.

Ayes: Faust, Hovland, Johnson, Kelly, Maetzold

Motion carried.

**BID AWARDED FOR CENTENNIAL LAKES NORTH PARK - 99-1** Engineer Hoffman elaborated that the North Park Improvement project is the last large improvement to the northerly portion of Centennial Lakes. The work includes colored concrete pavement, landscaping, lighting, sound system, miscellaneous furniture and furnishings. The low bid was by the current contractor finishing work on the South Park area. The recommendation is to award this project. The majority of the work is for year 2000 so re-bidding would not likely produce a better bid. One other contractor bid. Funding for the project will be through HRA funds.

Following a brief Council discussion, **Commissioner Johnson made a motion for award of bid for Centennial Lakes North Park (99-1) to recommended low bidder, Thomas and Sons Construction, Inc., at \$2,132,549.80.** Commissioner Faust seconded the motion.

Ayes: Faust, Hovland, Johnson, Maetzold

Motion carried.

**CLAIMS PAID** Commissioner Hovland made a motion approving payment of the following claims as shown in detail on the Check Register dated September 15, 1999, and consisting of one page totaling \$261,339.86. Commissioner Faust seconded the motion.

Rollcall:

Ayes: Faust, Hovland, Johnson, Kelly, Maetzold

Motion carried.

There being no further business on the HRA Agenda, Chair Maetzold declared the meeting adjourned at 7:30 P.M.

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Executive Director